







# 34 Acacia Avenue

Knutsford

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

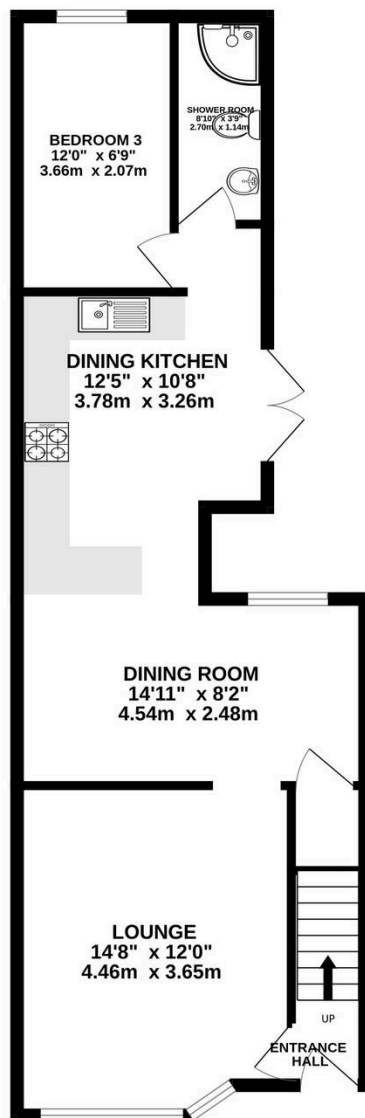
A well presented, three-bedroom, bay-fronted end-of-terrace home, situated on a highly desirable residential road, just a short walk from Knutsford town centre and the open spaces of The Heath. The property offers modern comforts, making it an ideal choice for professionals, small families, or downsizers, whilst also offering further scope to extend and remodel.

- An attractive three bedroom end of terrace
- Open plan kitchen/living area
- Ground floor bedroom and bathroom
- Driveway providing off road parking
- Scope to extend to the side and rear subject to planning permission
- Fantastic position just a short walk into town, and close to Knutsford Academy

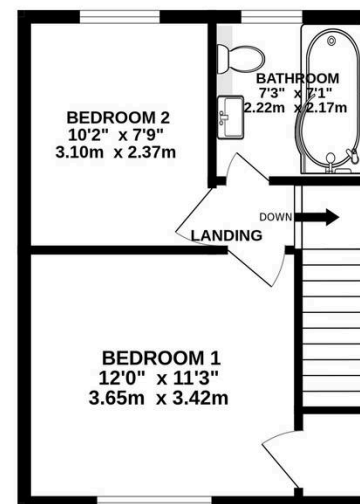




GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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